

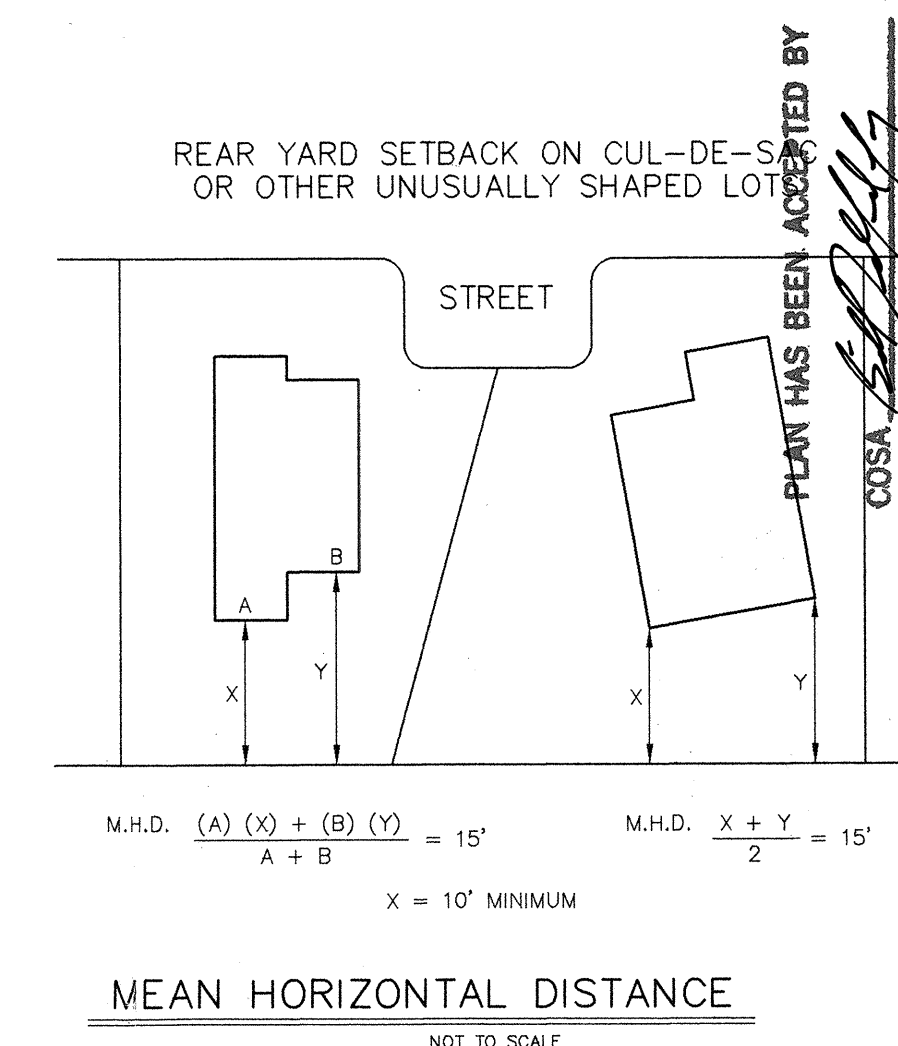
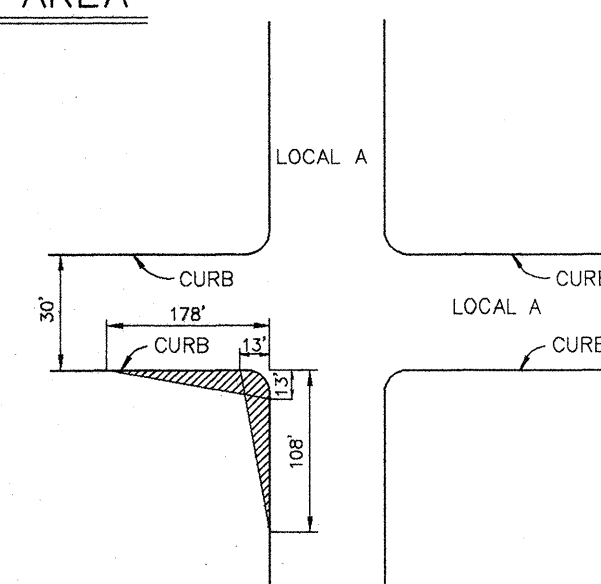
LOCATION MAP

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A
RIGHT-EQUATION D

$L = 13 \text{ (ISD)} / (13 + (W/2) + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$



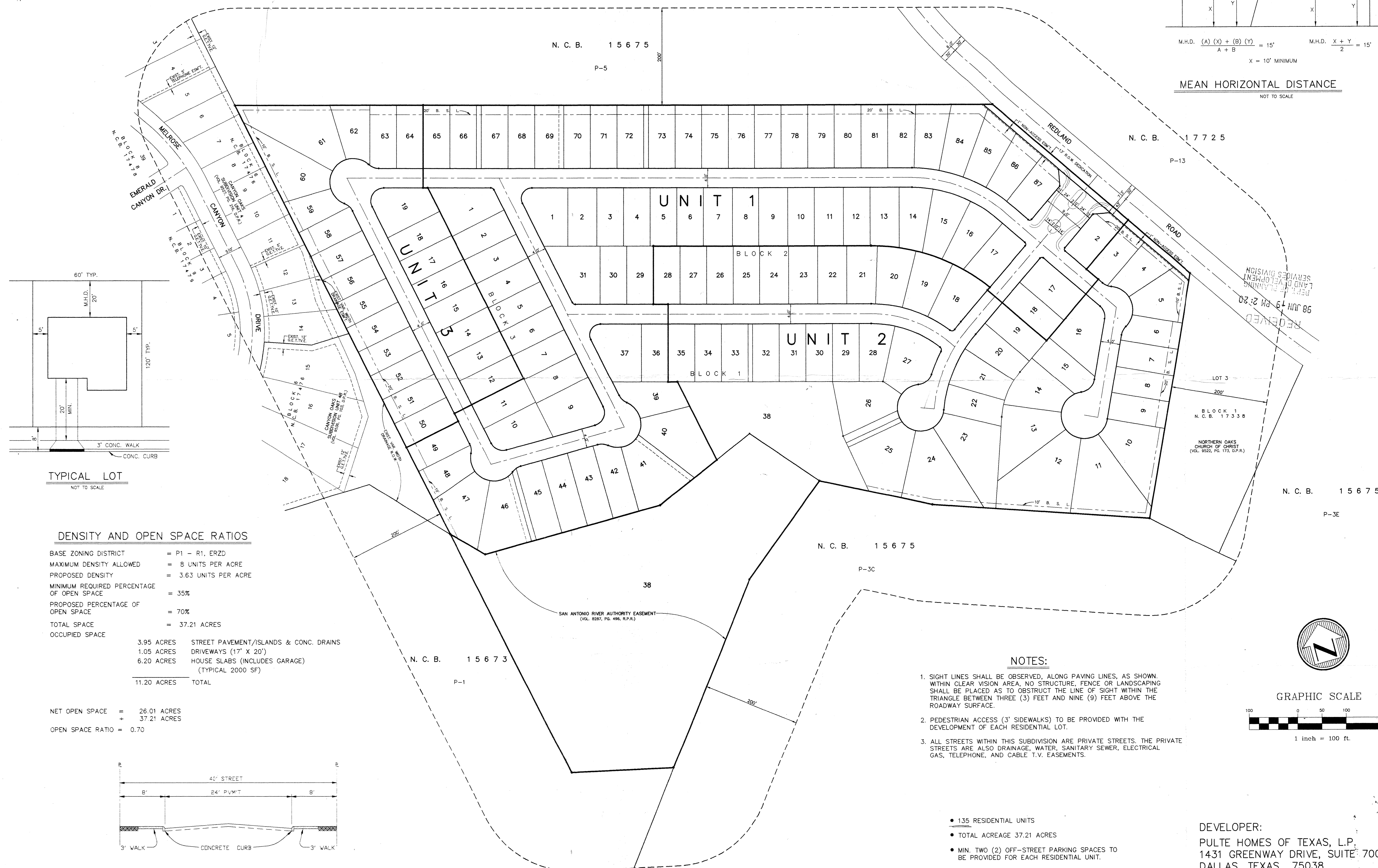
P.O.A.D.P.

If no plats are filed, plan will expire on Dec 12, 1999
1st plat filed on _____
"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN EX.

for

REDLAND SUBDIVISION

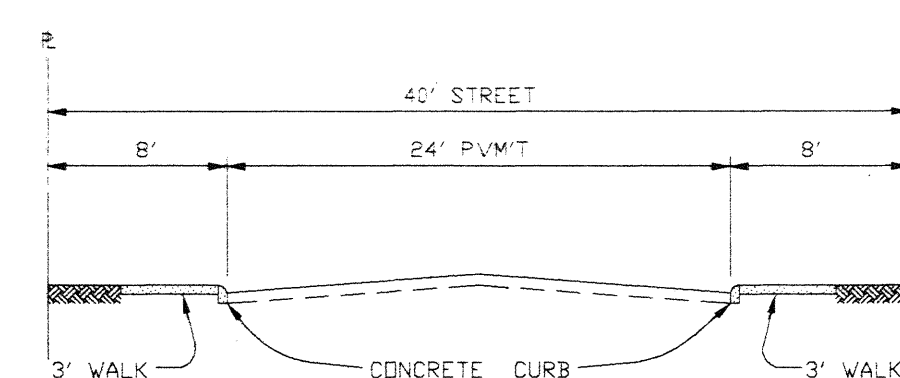


TYPICAL LOT
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT = P1 - R1, ERZD
MAXIMUM DENSITY ALLOWED = 8 UNITS PER ACRE
PROPOSED DENSITY = 3.63 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%
PROPOSED PERCENTAGE OF OPEN SPACE = 70%
TOTAL SPACE = 37.21 ACRES
OCCUPIED SPACE = 3.95 ACRES
STREET PAVEMENT/ISLANDS & CONC. DRAINS
DRIVEWAYS (17' X 20')
HOUSE SLABS (INCLUDES GARAGE)
(TYPICAL 2000 SF)

NET OPEN SPACE = 26.01 ACRES
OPEN SPACE RATIO = 0.70



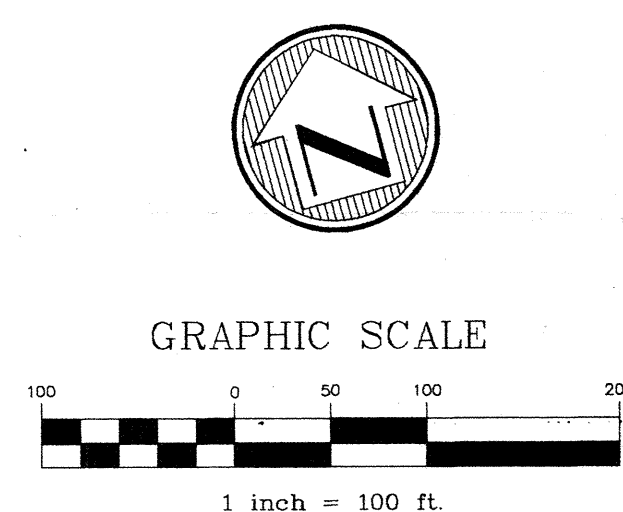
TYPICAL STREET SECTION
NOT TO SCALE

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

- 135 RESIDENTIAL UNITS
- TOTAL ACREAGE 37.21 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.
- LOT 38, BLOCK 1 IS A OPEN SPACE / RECREATION AREA.

DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
1431 GREENWAY DRIVE, SUITE 700
DALLAS, TEXAS 75038
PHONE: (972) 518-0177

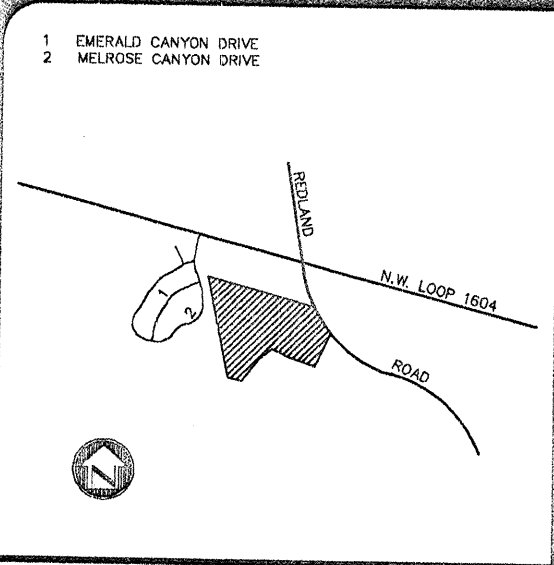


WFCASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46511.00
FILE: ~
DATE: 12/09/97
DESIGN: ~
DRAWN: B.H.
CHECKED: ~
SHEET 1 OF 1

606



LOCATION MAP

- 135 RESIDENTIAL UNITS
- TOTAL ACREAGE 37.21 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
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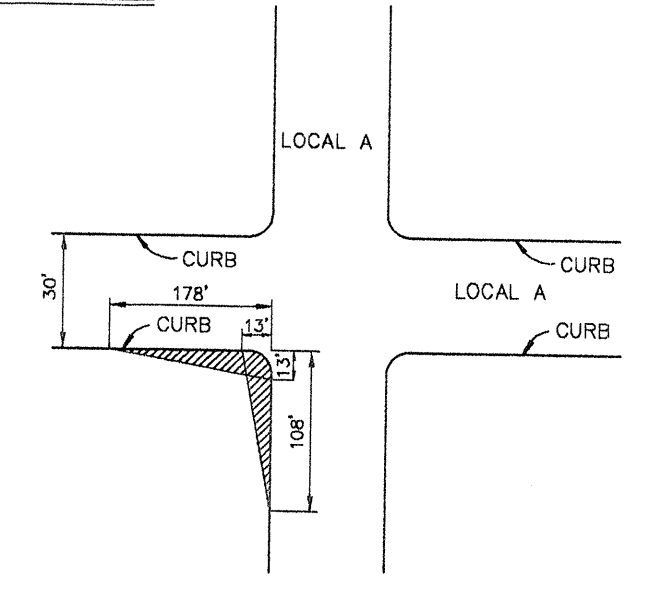
CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

$L=13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$

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ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$

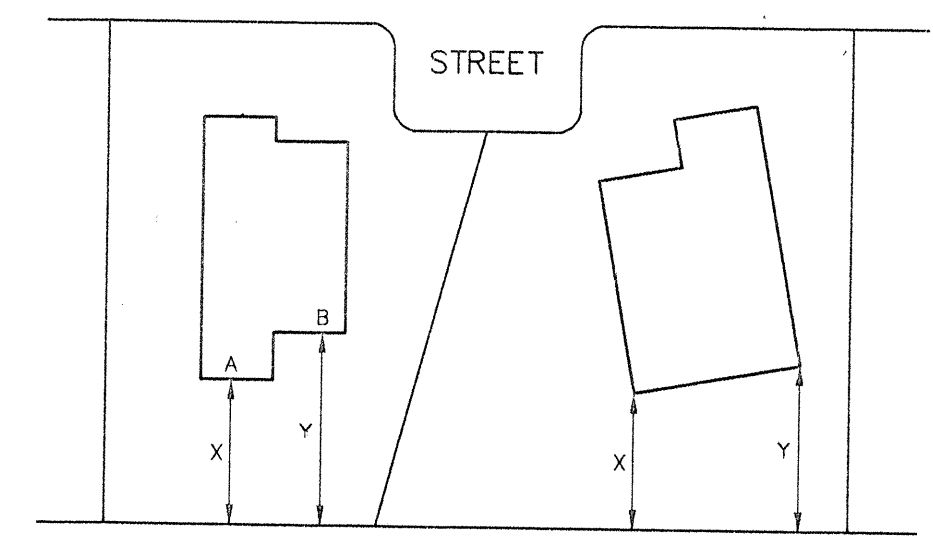
CLEAR VISION AREA



NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
3. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.
4. NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FIRM MAP NO. 48029C0277E, FEB. 16, 1996.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



M.H.D. $(A) (X) + (B) (Y) = 15'$

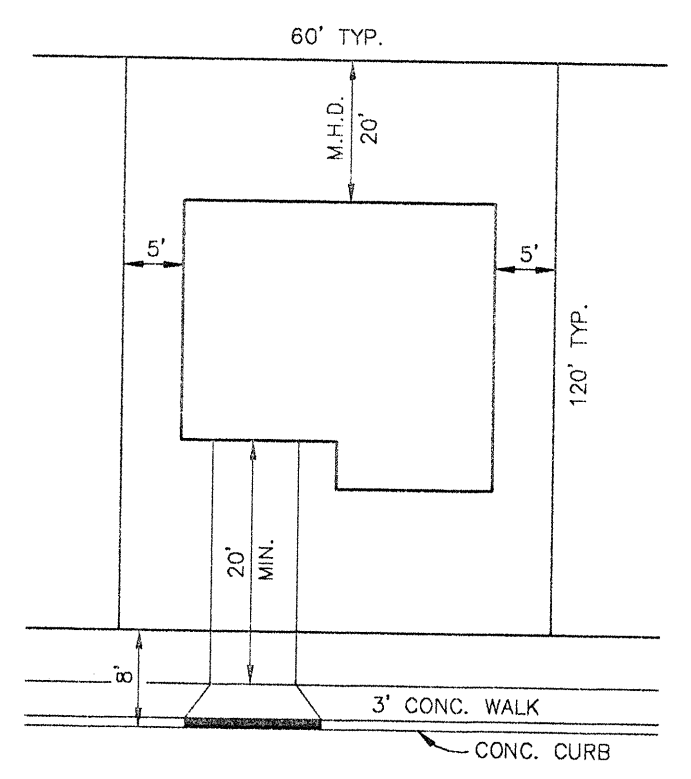
$A + B$

M.H.D. $X + Y = 15'$

$X = 10'$ MINIMUM

MEAN HORIZONTAL DISTANCE

NOT TO SCALE



TYPICAL LOT

NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

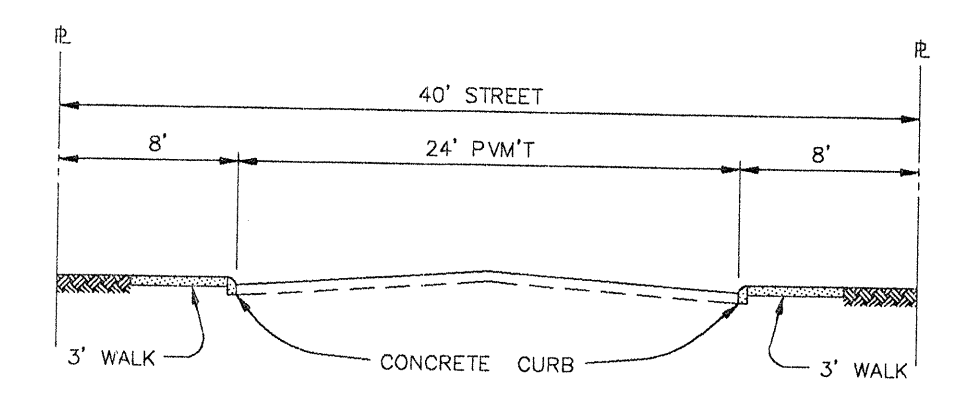
BASE ZONING DISTRICT	= P1 - R1, ERZD
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
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TOTAL SPACE	= 37.21 ACRES
OCCUPIED SPACE	

3.95 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.05 ACRES	DRIVEWAYS (17' X 20')
6.20 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 2000 SF)
11.20 ACRES	TOTAL

NET OPEN SPACE = 26.01 ACRES

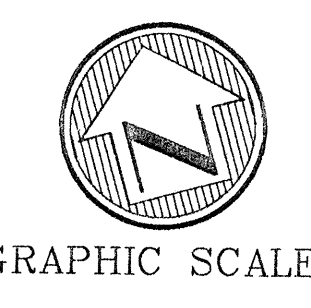
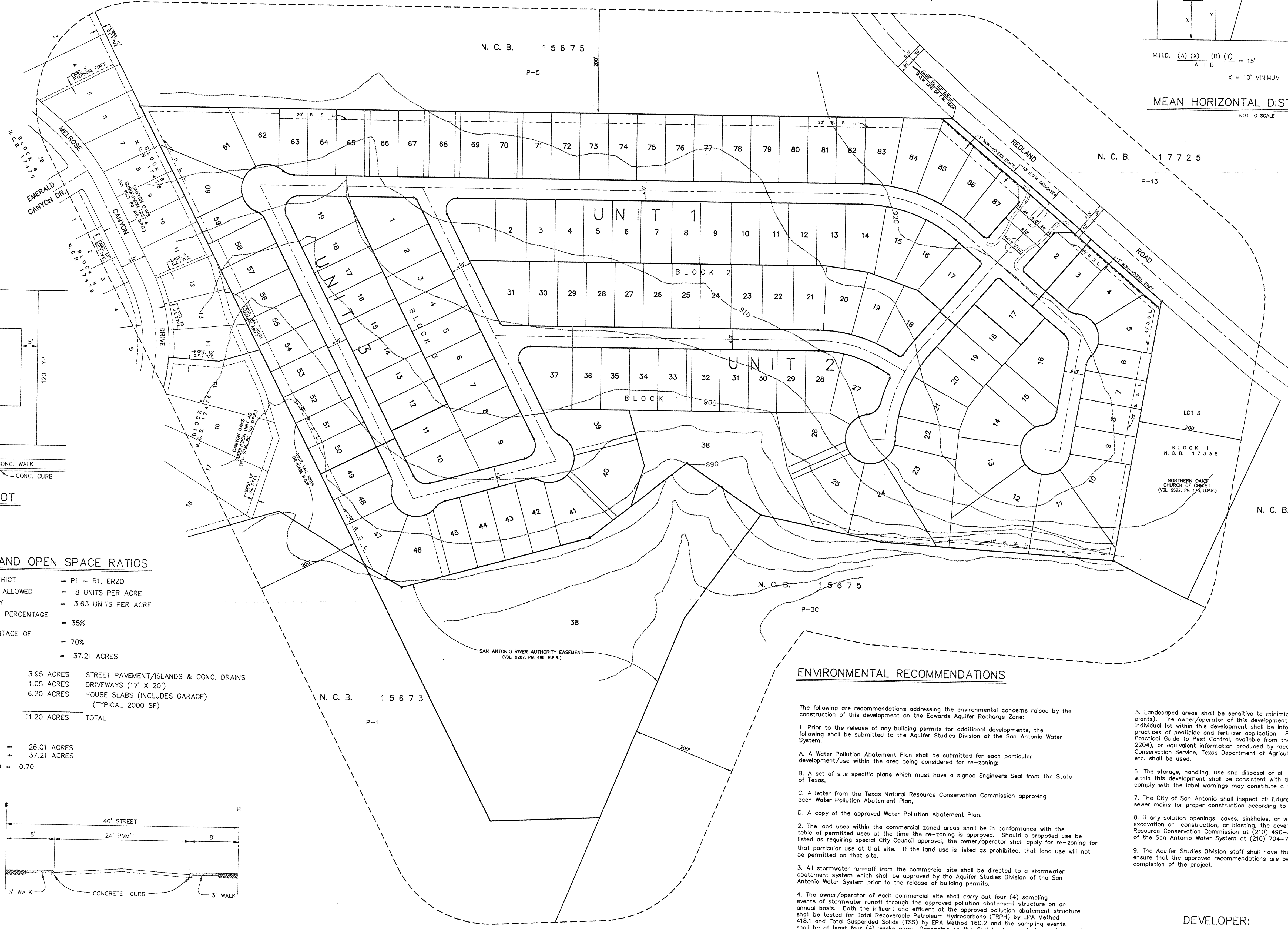
37.21 ACRES

OPEN SPACE RATIO = 0.70



TYPICAL STREET SECTION

NOT TO SCALE



1 inch = 100 ft.

ENVIRONMENTAL RECOMMENDATIONS

- The following are recommendations addressing the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:
1. Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A. A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning;
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas;
 - C. A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan;
 - D. A copy of the approved Water Pollution Abatement Plan.
 2. The land uses within the commercial zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as prohibited, that land use will not be permitted on that site.
 3. All stormwater run-off from the commercial site shall be directed to a stormwater abatement system which shall be approved by the Aquifer Studies Division of the San Antonio Water System prior to the release of building permits.
 4. The owner/operator of each commercial site shall carry out four (4) sampling events of stormwater runoff through the approved pollution abatement structure on an annual basis. Both the influent and effluent at the approved pollution abatement structure shall be tested for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1 and Total Suspended Solids (TSS) by EPA Method 160.2 and the sampling events shall be at least four (4) weeks apart. Depending on the final landscape design and amount of landscaping for the development, testing for Total Phosphorous (TP) by EPA Method 365.4 may be required at the discretion of the Aquifer Studies Division staff. Should the methodology listed for each analysis change, the owner/operator shall use the most current EPA accepted methodology. Aquifer Studies Division staff shall be notified prior to sample collection and analytical tests results shall be provided to San Antonio Water System Aquifer Studies Division.

5. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
6. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
7. The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
8. If any solution openings, caves, sinkholes, or wells are found during the excavation or construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
9. The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after completion of the project.

DEVELOPER:

PULTE HOMES OF TEXAS, L.P.

1431 GREENWAY DRIVE, SUITE 700

DALLAS, TEXAS 75038

PHONE: (972) 518-0177

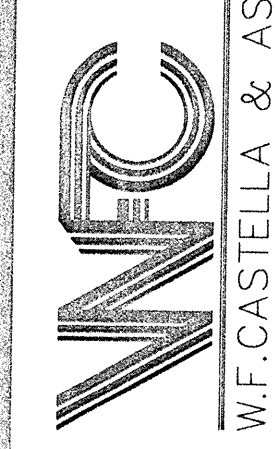
#606

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN/P.O.A.D.P.

for

REDLAND SUBDIVISION



W.F. CASTILLA & ASSOCIATES, INC.

Engineers - Surveyors - Planners

1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

01/20/98

02/12/98

JOB NO. 46511.00

FILE: ~

DATE: 12/09/97

DESIGN: ~

DRAWN: B.H.

CHECKED: ~

SHEET 1 OF 1

CITY OF SAN ANTONIO
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 6/11/98 Name of POADP: REDLAND ESTATES

Owners: PULTE HOMES OF TEXAS L.P. Consulting Firm: W.F. CASTELLA & ASSOC

Address: 1431 GREENWAY DR. STE 700 Address: 1039 W. HILDEBRAND
DALLAS TX 75038 SA TX 78201

Phone: (972) 518 0177 Phone: 734 5351

Existing zoning: PI RI ER2D Proposed zoning: PI RI ER2D

Texas State Plane Coordinates: X: 2 145 829 Y: 13 766 095

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 3 ☒ Yes ☐ No
CITY COUNCIL DISTRICT 9 FERGUSON MAP 483 EG

Land area being platted: Lots Acres

Single Family (SF)	<u>135</u>	<u>1</u>
Multi-family (MF)	<u>1</u>	<u>1</u>
Commercial and non-residential	<u>1</u>	<u>1</u>

Is there a previous POADP for this Site? Name NO No. NO

Is there a corresponding PUD for this site? Name REDLAND ESTATES No. NO

Plats associated with this POADP or site? Name REDLAND ESTATES UNIT 1 No. 980018

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM Signature: Paul W. Denham

Date: 6/11/98 Phone: (210) 734-5351 Fax: (210) 734-5363

- CITY OF SAN ANTONIO
POADP APPLICATION
- ☒ name of the POADP and the subdivision;
 - ☒ indication of development phases on the POADP;
 - ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
 - ☒ north arrow and scale of the map;
 - ☒ proposed land use by location, type and acreage;
 - ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
 - ☒ contour lines at intervals no greater than ten (10) feet;
 - ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
 - ☒ existing adjacent or perimeter streets;
 - ☐ one hundred year flood plain limits;
 - ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
 - ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
 - ☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
 - ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
APPROVED WITH PUD & PLAT & ZONING
 - ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
 - ☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
WPAP APPROVED, SCS APPROVED BY TNRCC, CAT 1 PROP BY SAWS

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: PAUL W. DEWHAM Signature: *Paul W. Dewham*

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

June 12, 1998

Paul W. Denham
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Redland Estates

POADP # 606

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Redland Estates Subdivision Preliminary Overall Area Development Plan # 606. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1197350

AMT ENCLOSED

50-04-5573
PULTE HOME CORP.
1008 CENTRAL PARKWAY SOUTH
S.A. TX 78232

AMOUNT DUE 370.00
INVOICE DATE 6/16/1998
DUE DATE 6/16/1998

PHONE: 000 - 0000

POADP
REDLAND ESTATES

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/16/1998	1197350	50-04-5573	6/16/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID SATO.
MP-3

JUN 16 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 06/15/1998	06/15/1998		CK# M037423	REDLAND ESTATES
END				
PREVIOUS BAL 0.00	CURRENT CHARGES 370.00	NEW BALANCE 370.00	TOTAL AMT DUE 370.00	



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt R. Date 6-11-98
FROM: Elizabeth
ITEM NAME: Redland Estats FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Flood plain requirements and drainage
assessment will be addressed during the
planning process.

Burt R.

Signature

As. Eng. Tech.

Title

6-11-98

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: TRANSPORTATION PLANNING

DATE: JUNE 9, 1998

FROM: W.F. CASTELLA & ASSOCIATES, INC.

ITEM NAME: REDLAND SUBDIVISION

FILE # _____ ?

RE: PRELIMINARY OVERALL AREA DEVELOPMENT PLAN & PLANNED UNIT DEVELOPMENT

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **Department of Planning, Land Development Services Division, Subdivision Section**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 1998

- | | | |
|--|---|--|
| <input type="checkbox"/> Proposed plat-30 days | <input type="checkbox"/> Variance-15 days | <input type="checkbox"/> POADP's-10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Plan / legal doc-15 days | <input type="checkbox"/> Other-15 days |

NO RESPONSE WITHIN THE TIME INDICATED WILL BE
CONSIDERED APPROVAL OF THE ITEM.

- ☒ I recommend approval ☐ I do not recommend approval
☐ Other: _____

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Pedro G. Vega

PLANNER I

JUNE 11, 1998

Signature

Title

Date



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 6/11/98

To: PLANNING
ELIZABETH

Project No.: 46511.00 T/LC: 30
Re: REDLAND ESTATES
P.U.D./P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☒ Copy of Letter ☐ Change Order ☐ Invoices ☐

SETS	COPIES PER SET	DESCRIPTION
1	8 1/2 x 11	COPY POA/D.P. APP
6	1.24 x 36	PRINT "
1	1	CHECK \$370

THESE ARE TRANSMITTED as checked below:

- ☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐
- ☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____
REC. BY: _____
DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 * FAX 734-5363

Date: 6/9/98

To: PLANNING

Project No.: 46511.00 T/LC: 30

Re: Redland

Elizabeth Carroll

Estates
PUD for P.O.A.D.P.

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

- ☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>0</u>	<u>24x36</u>	<u>Print</u>
<u>1</u>	<u>11x17</u>	<u>Copy Reduction</u>

THESE ARE TRANSMITTED as checked below:

- ☒ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: [Signature]